

A G E N D A
FORT WAYNE HEARING OFFICER

The Hearing Officer will conduct a public hearing in Room #30, Garden Level, Citizens Square, 200 East Berry Street, Fort Wayne, Indiana on November 8, 2023 at 8:30 a.m.

ADMINISTRATIVE

1. Proposal: DSV-2023-0131
***CONTINUED* TO THE BOARD OF ZONING APPEALS MEETING DECEMBER 21, 2023**
Applicant: B & P Properties, LLC
Location: 6314 Saint Joe Road
Appeal: An appeal for a development standards variance to permit three primary residential buildings on one platted lot to allow construction of two new single-family houses in a RP zoning district.

2. Proposal: DSV-2023-0130
***CONTINUED* TO THE BOARD OF ZONING APPEALS MEETING DECEMBER 21, 2023**
Applicant: B & P Properties, LLC
Location: 6330 Saint Joe Road
Appeal: An appeal for a development standards variance to permit four primary residential buildings on one platted lot to allow construction of four new single-family houses in a RP zoning district.

3. Proposal: DSV-2023-0142
***CONTINUED* TO THE BOARD OF ZONING APPEALS MEETING DECEMBER 21, 2023**
Applicant: B & P Properties, LLC
Location: 6330 Saint Joe Road
Appeal: An appeal for a development standards variance to reduce the minimum lot size for a new lot from 6000 square feet to 5800 square feet for a new single family house in a RP zoning district.

OLD BUSINESS

4. Proposal: UVAR-2022-0048 – One Year Status Report
Applicant: Fox Homes, LLC
Location: 2330 W. Ludwig Road
Appeal: An appeal for a use variance for a contractor storage and business location and business office in an R1 zoning district.

5. Proposal: UVAR-2022-0049 – One Year Status Report
Applicant: Fox Homes, LLC
Location: 2330 W. Ludwig Road
Appeal: An appeal for a use variance to operate a 10-unit storage facility in an R1 zoning district.

NEW BUSINESS

6. Proposal: DSV-2023-0128
Applicant: Ralph Farris
Location: 2411 Freeman Street

- Appeal: An appeal for development standards variances to: 1) reduce the minimum front yard setback from 25 feet to 5 feet to allow for installation of a home addition; and to 2) reduce the minimum front yard setback from 25 feet to 21 feet to allow for an existing shed in an R1 zoning district.
7. Proposal: DSV-2023-0133
 Applicant: Wahli Enterprises
 Location: 1307 Rockhill Street
 Appeal: An appeal for a development standards variance to reduce the minimum south side yard setback from 5 feet to zero feet to rebuild part of the residence in a R2 zoning district.
8. Proposal: DSV-2023-0134
 Applicant: The Baldus Company
 Location: 101 Three Rivers North
 Appeal: An appeal for a development standards variance to increase maximum freestanding signage height from 8 feet to 10 feet in a DC zoning district.
9. Proposal: DSV-2023-0136
 Applicant: Commercial Signs Inc.
 Location: 4433 Gulfstream Drive
 Appeal: Appeals for development standards variances to increase the height from 3 feet to 7 feet and size from 6 square feet to 20 square feet for three information signs in an I2 zoning district.
10. Proposal: SU-2023-0033
 Applicant: Karen Hannigan
 Location: 5523 Sable Court
 Appeal: A request for a special use to have a home business (alternative/natural medicine) in an R1 zoning district.

Fort Wayne does not engage in illegal discrimination. No person shall be excluded from participation in, or denied the benefits of, a program, service, or activity of Fort Wayne or Allen County, or be subjected to discrimination because of race, color, age, sex, sexual orientation, gender identity, disability, national origin, religion, income status, or limited English proficiency.

Any individual with a disability who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Allen County, should contact the Allen County ADA and Title VI Coordinator Laura Maser, (260) 449-7555, laura.maser@allencounty.us, as soon as possible but no later than seventy-two (72) hours before the scheduled event. Individuals requiring special language services should contact the Allen County ADA and Title VI Coordinator as soon as possible but no later than at least seventy-two (72) hours prior to the date on which the services will be needed.